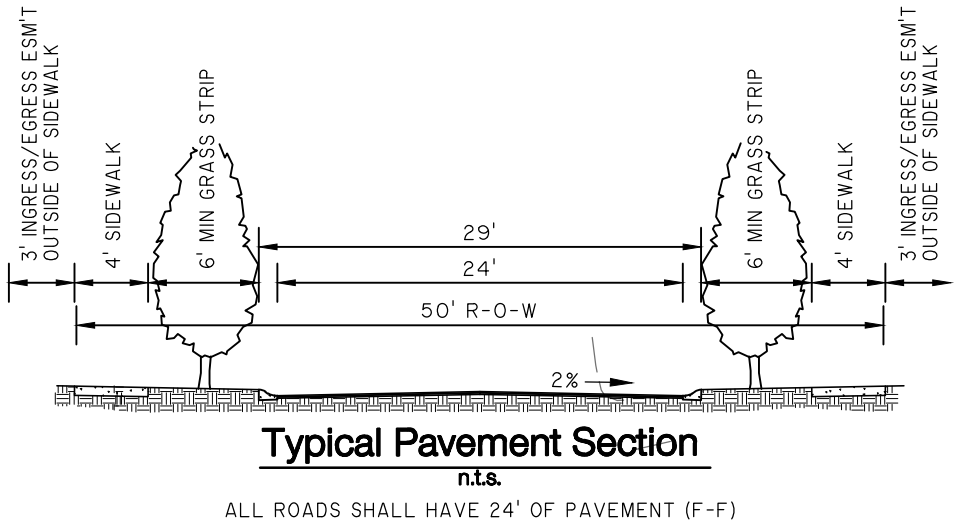


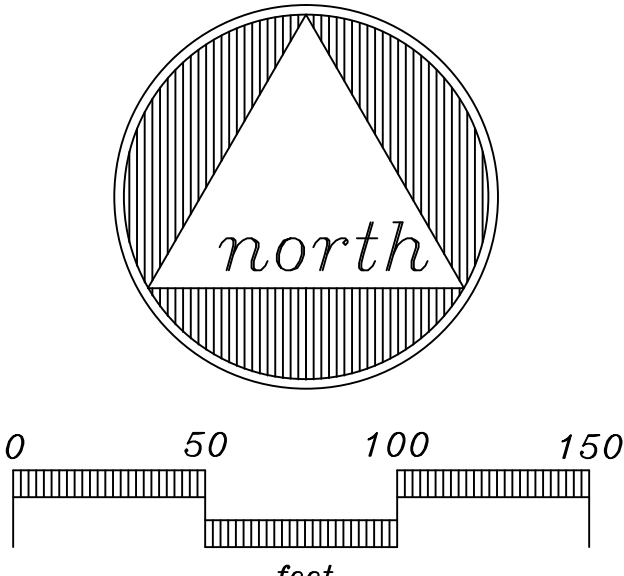
LOCATION MAP

Not To Scale



GENERAL NOTES:

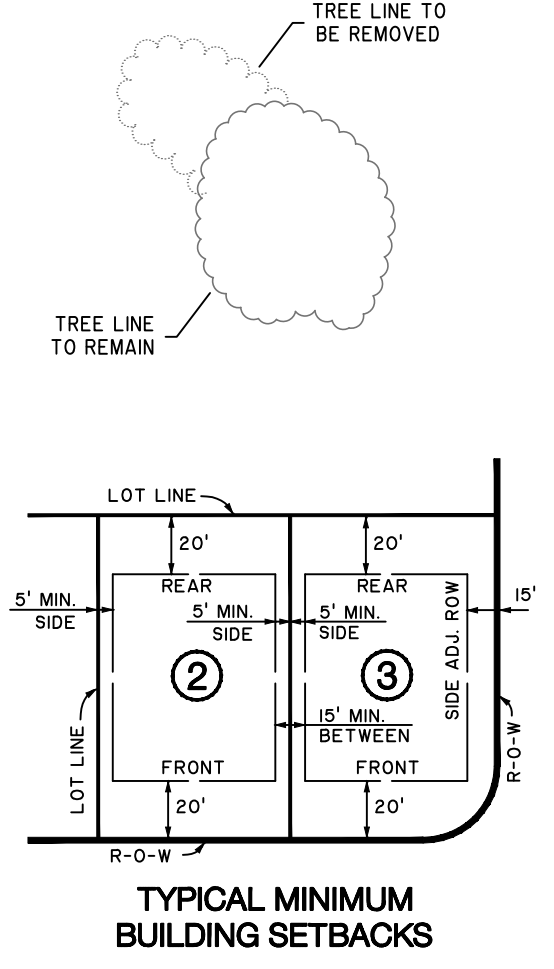
- PROPERTY MAP 56, P/O PARCEL 117.01, AND MAP 57, P/O PARCEL 36, 17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- SITE IS ZONED SR (SUBURBAN RESIDENTIAL) WITH PLANNED UNIT DEVELOPMENT OVERLAY
- OWNER: THE GRANDVIEW EIGHT, LLC
7775 NOLANSVILLE ROAD SUITE 207
NOLANSVILLE, TENNESSEE 37153
(615) 776-7375
DEED BK 5369, PG 13, R.O.W.C. TENN.
- DEVELOPER: REGENT SHERWOOD GREEN DEVELOPMENT, LLC
6901 LENOX VILLAGE DRIVE, SUITE 107
NASHVILLE, TENNESSEE 37211
(615) 333-9000
CONTACT: DAVID MCGOWAN
- CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES INC.
618 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TN 37211
(615) 331-0809
- EXISTING ZONING: PLANNED UNIT DEVELOPMENT (SR)
- TOTAL NUMBER OF LOTS PROPOSED: 77
LOTS IN PHASE ONE = 13 LOTS
LOTS IN PHASE TWO = 16 LOTS
LOTS IN PHASE THREE = 14 LOTS
LOTS IN PHASE FOUR = 13 LOTS
LOTS IN PHASE FIVE = 10 LOTS
LOTS IN PHASE SIX = 11 LOTS
- TOTAL SITE CONTAINS 43.7+ ACRES.
PHASE ONE = 13.962+ ACRES
PHASE TWO = 6.693+ ACRES
PHASE THREE = 6.883+ ACRES
PHASE FOUR = 5.883+ ACRES
PHASE FIVE = 4.430+ ACRES
PHASE SIX = 6.024+ ACRES
- MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET)
SIDE = 5' MINIMUM (ADJ. TO LOT)
15' MINIMUM BETWEEN BUILDINGS
(5' (ADJ. TO R-O-W)
REAR = 20'
- MAXIMUM DENSITY PERMITTED: 18 du/ac
- MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONES "AE" AND "X" PER F.E.M.A. MAP NO. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL."
- O.S. INDICATES OPEN SPACE.
- ALL LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE PROVIDED BY NOLANSVILLE / COLLEGE GROVE U.D. SEWER SERVICE SHALL BE PROVIDED BY METRO WATER SERVICES.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
- THIS PLAN WAS PREPARED FROM EXISTING FINAL PLAT, PROPERTY MAPS, AND DEEDS OF RECORD AND SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY.
- CONTOURS +/- 2 FT. INTERVAL TAKEN FROM U.S.G.S. NATIONAL ELEVATION DATASET AND FIELD RUN SURVEY.
- LOCATION & SIZE OF WATER LINE SUBJECT TO CHANGE BY N.C.G.U.D.
- ALTERNATIVE TECHNIQUES TO CONVENTIONAL STORMWATER DETENTION WILL BE USED TO REPLACE CONVENTIONAL STORMWATER DETENTION FOR THIS DEVELOPMENT. THE TECHNIQUES PROPOSED WILL BE RAIN GARDENS AND BIOSWALES. THESE WILL REPLACE THE STANDARD SUBDIVISION REQUIREMENTS FOR DETENTION.
- STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 5 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK.
- LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES FOR ENTIRE DEVELOPMENT SHALL BE 70%.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- AREA IN R.O.W. PHASE 6 = 0.733 AC. ±
- L.F. ROADWAY PHASE 6 = 627' 11"
- THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.
- PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE TOWN OF NOLANSVILLE IF THEY TAKE OVER THE NATURE TRAIL FOR THE FUTURE GREENWAY TRAIL.



MAP 57 - PARCEL 38
KATE E. & RANDALL BLAKE CORTNER
Book 5868, Page 386,
R.O.W.C., Tennessee

Lot Data

Lot No.	Sq. Ft.	Acres
37	11,101	0.255
38	11,000	0.253
39	11,000	0.253
40	11,000	0.253
67	11,025	0.253
68	11,021	0.253
69	11,014	0.253
70	14,095	0.324
71	13,182	0.303
72	11,008	0.253
73	11,005	0.253



Curve Data

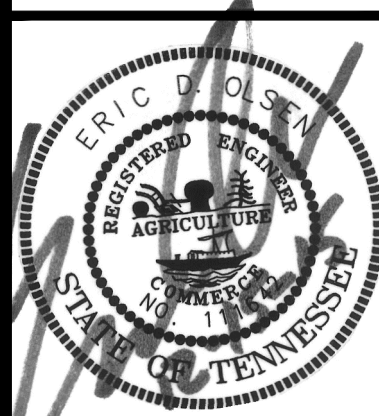
CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C4	038°13'28"	125.00'	83.39'	43.31'	81.85'	N24°49'31"E
C5	038°13'28"	175.00'	116.75'	60.64'	114.60'	N24°49'31"E
C6	090°00'00"	25.00'	39.27'	25.00'	35.36'	N88°56'15"E
C7	090°00'00"	25.00'	39.27'	25.00'	35.36'	S01°03'45"E

Bulk Data Table

PHASE NUMBER	6
NUMBER OF LOTS	11
GROSS DENSITY PERMITTED	18 du/Ac.
GROSS AREA REQUIRED FOR PHASE 6	6.81 Ac. ±
GROSS AREA PROVIDED - PHASE 6	6.024 Ac. ±
GROSS AREA FROM PREVIOUS PHASES	0.984 Ac. ±
EXCESS GROSS AREA	0.897 Ac. ±
TOTAL OPEN SPACE PROVIDED - PHASE 6	2.378 Ac. ±
COMMON OPEN SPACE PROVIDED - PHASE 6	1.671 Ac. ±
COMMON OPEN SPACE PROVIDED - PHASE 6 (30%)	1.833 Ac. ±
EXCESS COMMON OPEN SPACE	0.027 Ac. ±

FINAL PUD PLAT & PRELIMINARY PLAN

Regent Sherwood Green Development LLC
DEVELOPER
Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING



Sherwood Green Estates
Nolensville, Tennessee

PHASE 6

FINAL PUD PLAN & PRELIMINARY PLAT

DATE: 11 - 10 - 15

JOB No. 09 - 106

SHEET 1 OF 1